



APPLICATION ACCEPTED: July 2, 2014
BOARD OF ZONING APPEALS: October 1, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 24, 2014

STAFF REPORT

SPECIAL PERMIT NO. SPA 79-A-124-03

BRADDOCK DISTRICT

OWNER/APPLICANT: Lord of Life Lutheran Church (Corp.)

APPLICANTS: Celco Partnership d/b/a Verizon Wireless
T-Mobile Northeast LLC

SUBDIVISION: American Lutheran

STREET ADDRESS: 5114 Twinbrook Road, Fairfax, 22032

TAX MAP REFERENCE: 69-3 ((1)) 17

LOT SIZE: 3.04 acres

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISIONS: 3-103, 2-514

SPECIAL PERMIT PROPOSAL: To amend SP 79-A-124, previously approved for a church, nursery school, child care center, and telecommunication facility to permit site modifications and modification of development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 79-A-124-02 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

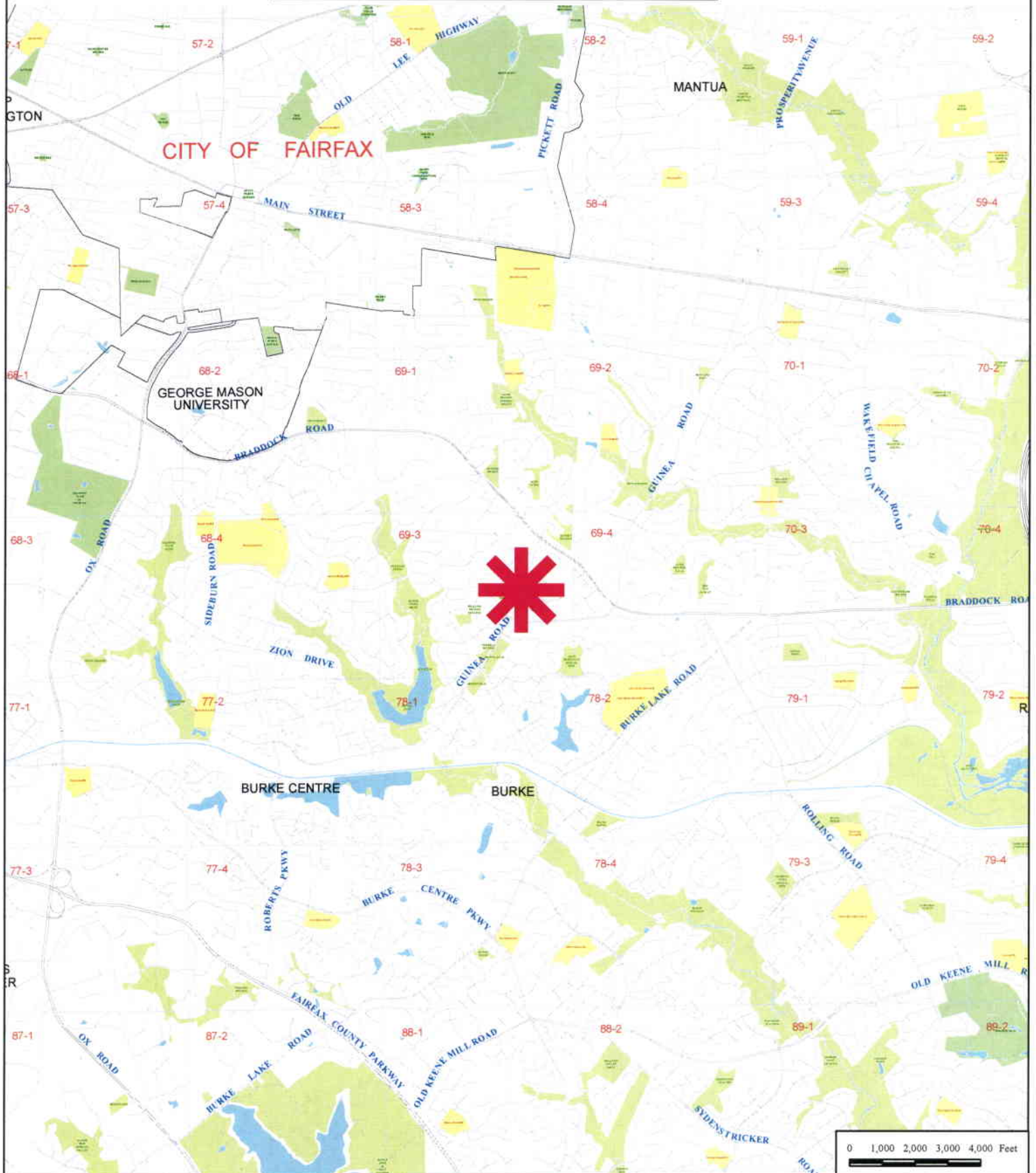


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 79-A-124-03

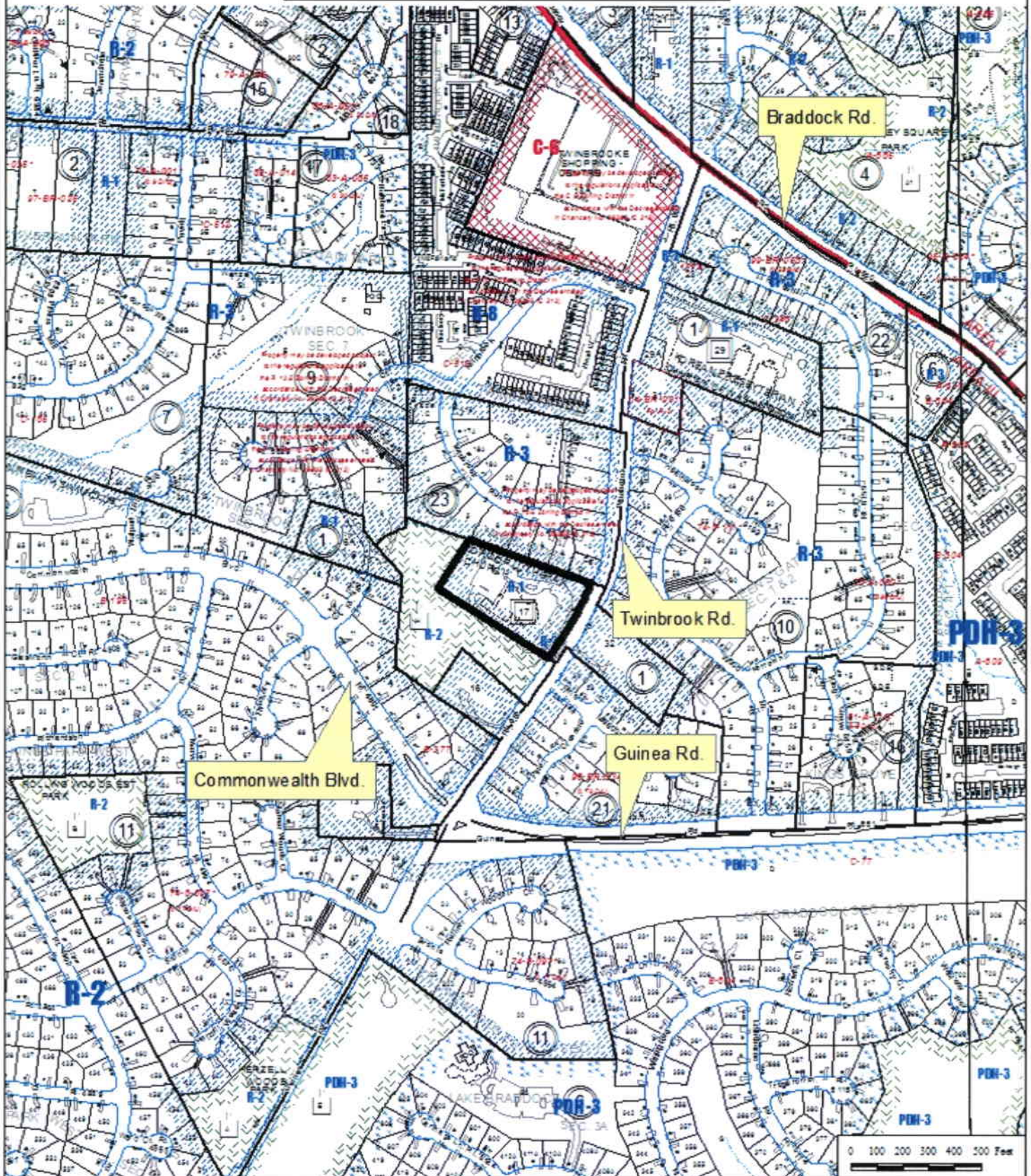
THE LORD OF LIFE LUTHERAN CHURCH
(CORP.);T-MOBILE NORTHEAST,LLC:
CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS



Special Permit Amendment

SPA 79-A-124-03

THE LORD OF LIFE LUTHERAN CHURCH
(CORP.); CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS





**Pine Meadows
Location Map**

● - not visible
● - visible

East View

South View

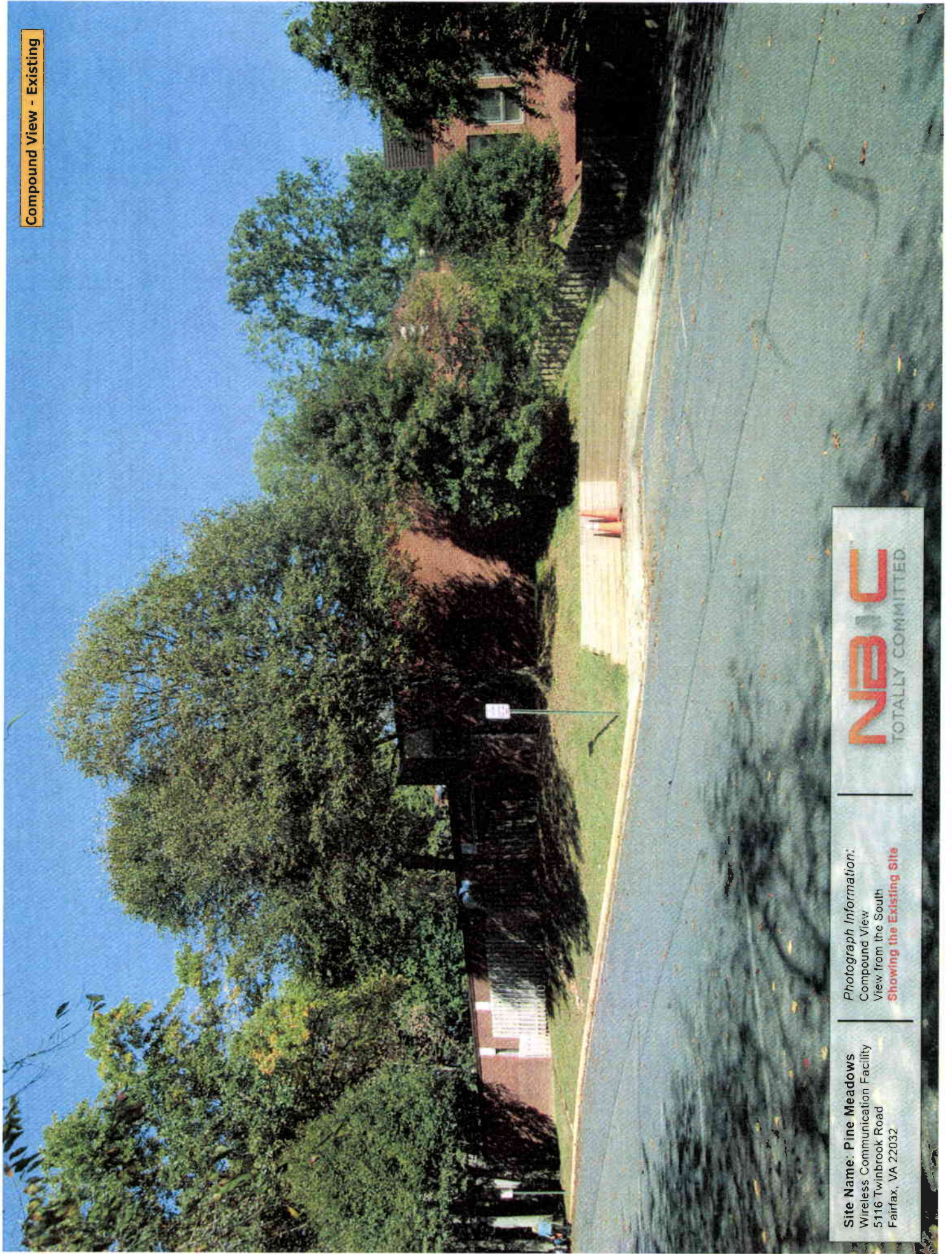
North View

West View

Compound View

Site

Compound View - Existing

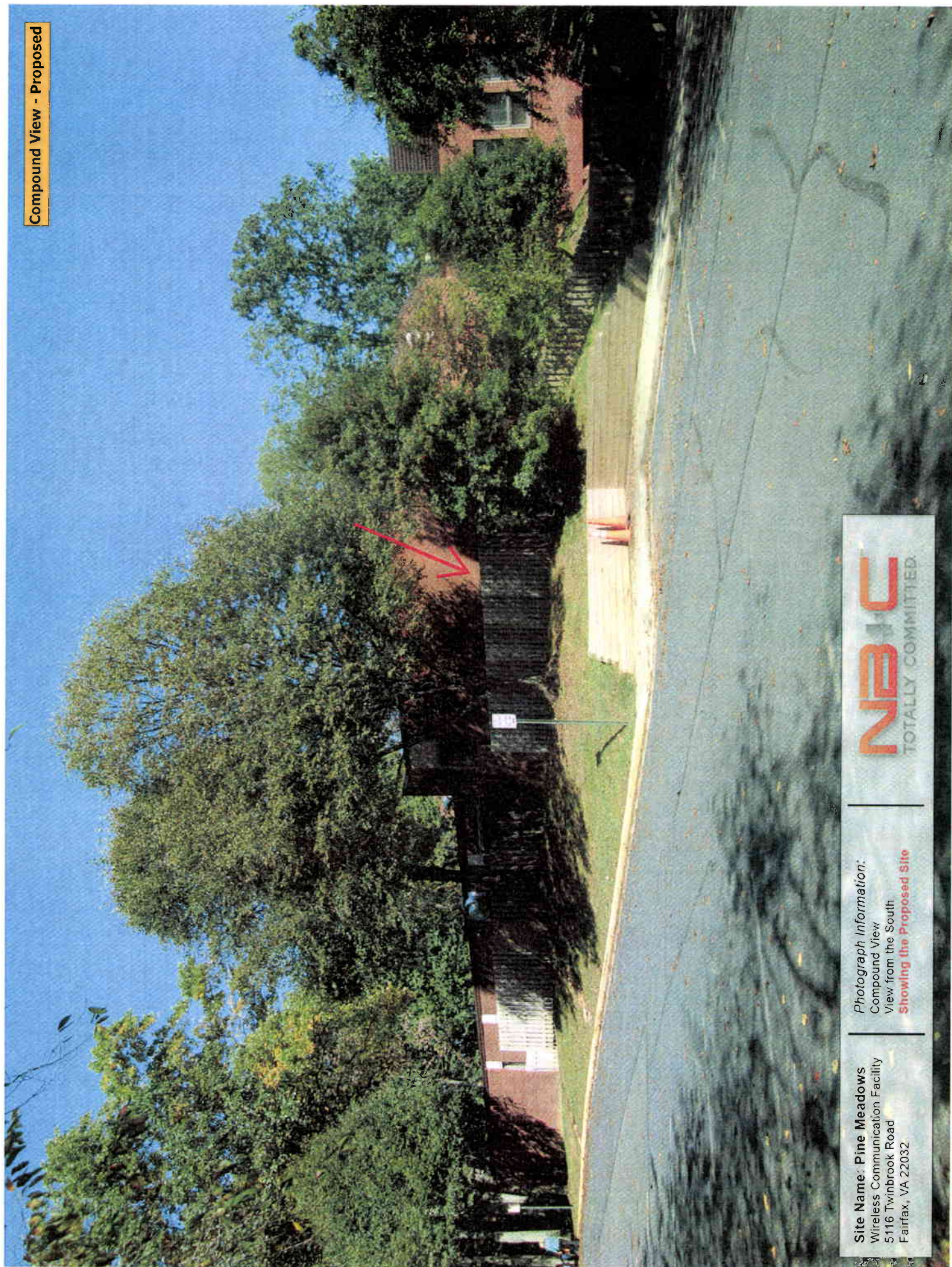


Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

Photograph Information:
Compound View
View from the South
Showing the Existing Site

NBC
TOTALLY COMMITTED

Compound View - Proposed



Photograph Information:
Compound View
View from the South
Showing the Proposed Site

Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

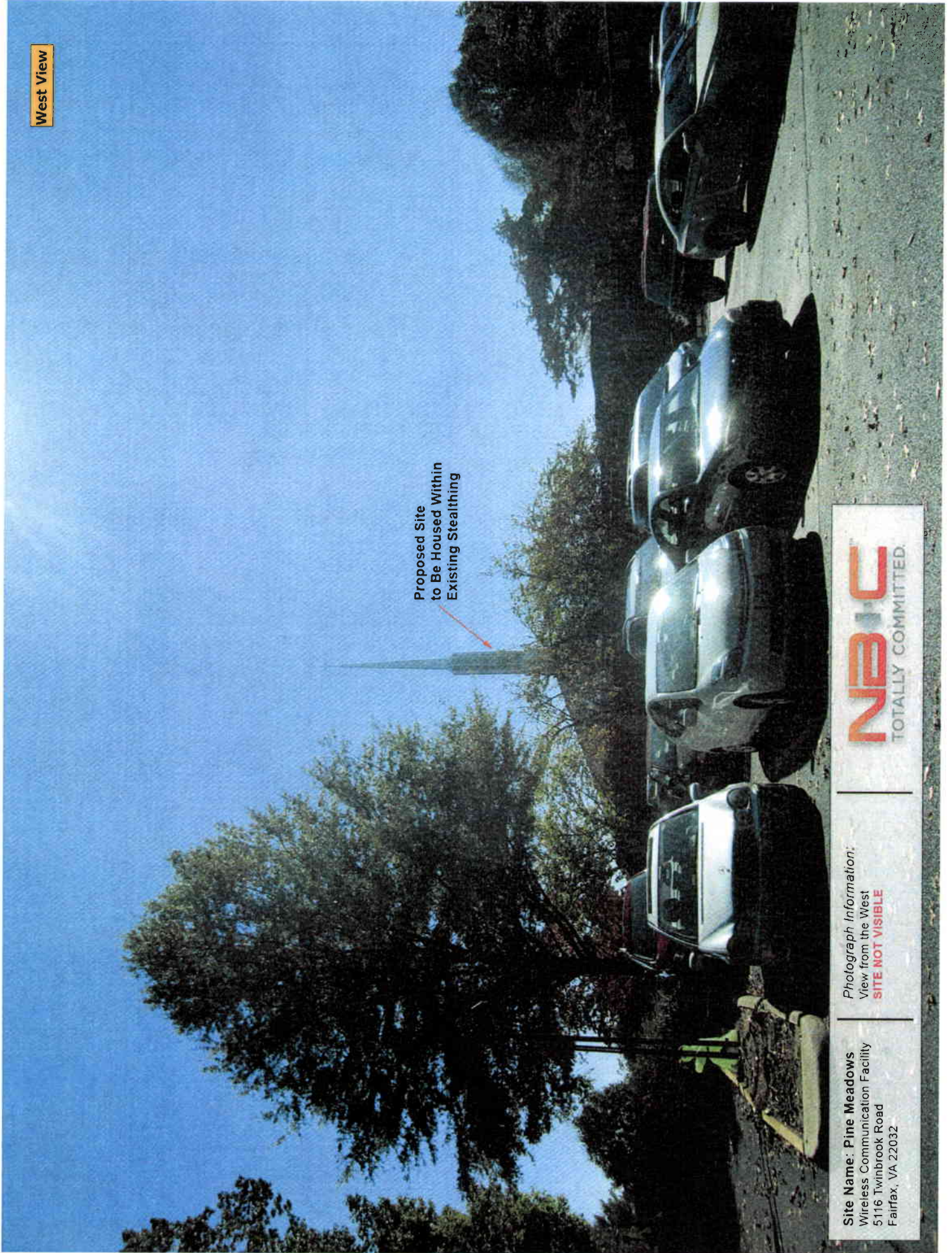
NBC
TOTALLY COMMITTED

Proposed Site
to Be Housed Within
Existing Stealthing

Photograph Information:
View from the West
SITE NOT VISIBLE

Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

NBC
TOTALLY COMMITTED.

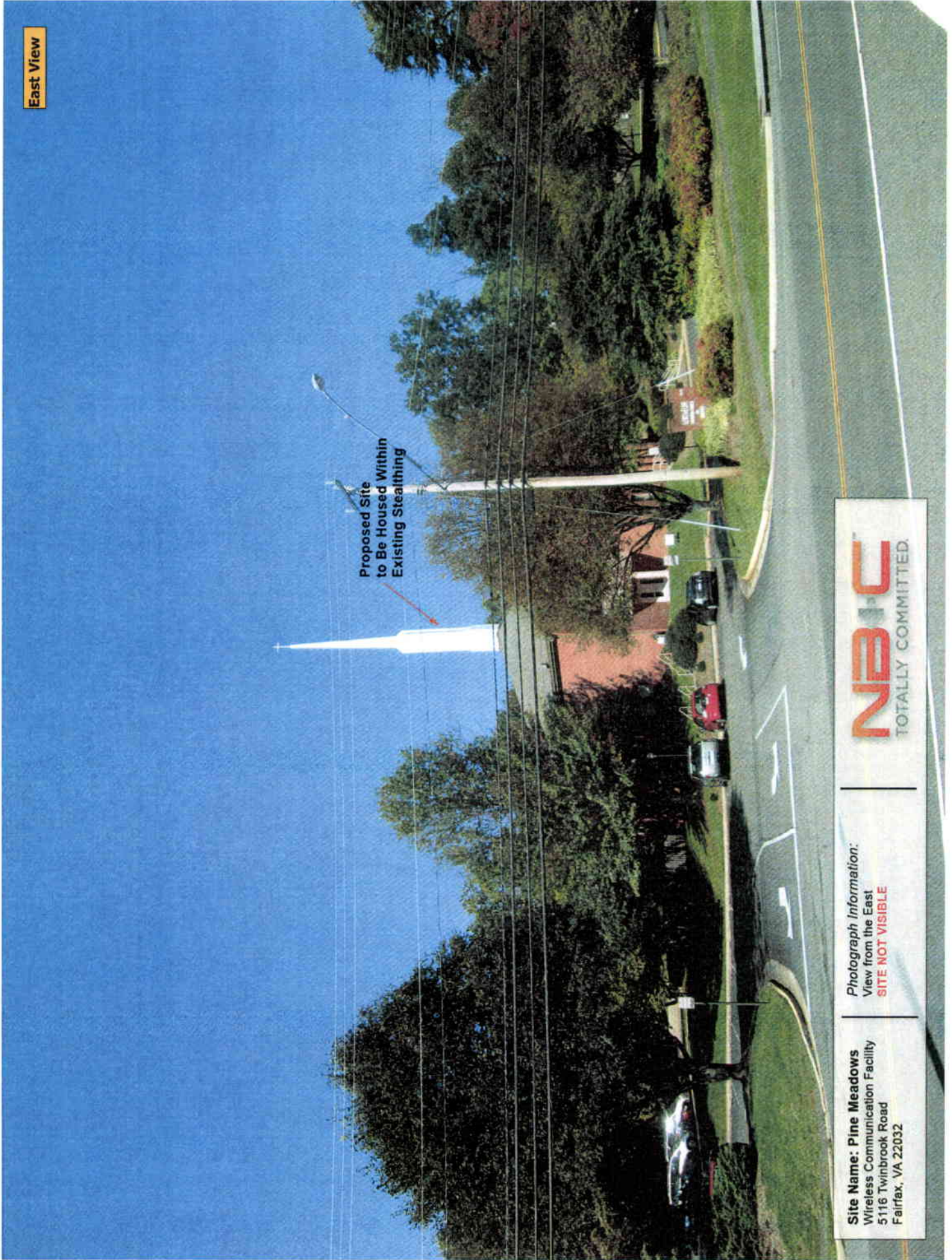


Proposed Site
to Be Housed Within
Existing Stealthing

Photograph Information:
View from the East
SITE NOT VISIBLE

Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

NBCU
TOTALLY COMMITTED.



South View

Proposed Site
to Be Housed Within
Existing Stealthwing

Photograph Information:
View from the South
SITE NOT VISIBLE

Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

NBC
TOTALLY COMMITTED

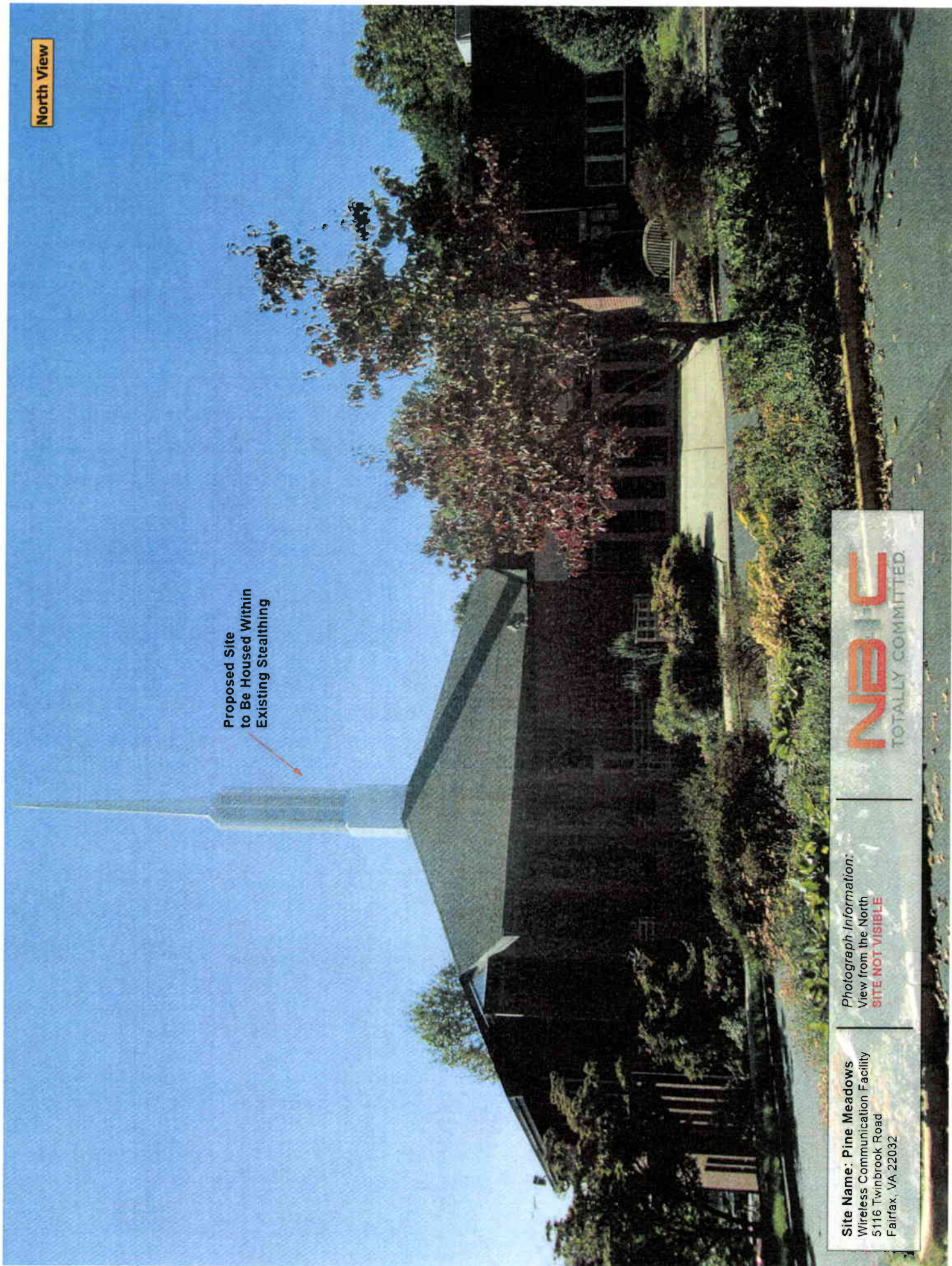
North View

Proposed Site
to Be Housed Within
Existing Stealthing

Site Name: Pine Meadows
Wireless Communication Facility
5116 Twinbrook Road
Fairfax, VA 22032

Photograph Information:
View from the North
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED



Proposed Antenna
to Be Housed Within
Existing Church Steeple



Site Name: Pine Meadows
Wireless Communication Facility
5114 Twinbrook Road
Fairfax, VA 22032

Photograph Information:
View from the North
Showing the Existing Site

NBCU
TOTALLY COMMITTED



Proposed Antenna
to Be Housed Within
Existing Church Steeple

Photograph Information:
View from the West
Showing the Existing Site

Site Name: Pine Meadows
Wireless Communication Facility
5114 Twinbrook Road
Fairfax, VA 22032

NBCU
TOTALLY COMMITTED



Proposed Antenna
to Be Housed Within
Existing Church Steeple

Photograph Information:
View from the South
Showing the Existing Site

Site Name: Pine Meadows
Wireless Communication Facility
5114 Twinbrook Road
Fairfax, VA 22032

NBC
TOTALLY COMMITTED.



Proposed Antenna
to Be Housed Within
Existing Church Steeple

Site Name: Pine Meadows
Wireless Communication Facility
5114 Twinbrook Road
Fairfax, VA 22032

Photograph Information:
View from the East
Showing the Existing Site

NBC
TOTALLY COMMITTED

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit amendment to SP-79-A-124 to modify the governing development conditions so that a wireless provider may collocate antennas on an existing telecommunications facility within an existing structure, as delineated on their proposed special permit plat. A copy of the special permit plat titled "Verizon Wireless, Pine Meadows, 5114 Twinbrook Rd. Fairfax, VA. 22032," prepared by Eric Scott Kohl, PE, dated June 27, 2014, is included at the front of the staff report. A detailed description of the request begins on Page 2.

CHARACTER OF THE SITE AND SURROUNDING AREA

The existing site is developed with a 21,353 square foot one-story brick church building with 404 seats. The church was originally constructed in 1969, and includes a nursery school and child care center with a total maximum daily enrollment of 99 children. The site is accessed from one entrance along Twinbrook Road with parking lots around the building containing 157 spaces. Mature vegetation surrounds the site on the southern and western portions of the property.



	Zoning	Use
North	R-3	Single family detached dwellings
South	R-2	Public parkland (Twinbrook Park)
East	R-3	Vacant land
West	R-2	Public parkland (Twinbrook Park)

BACKGROUND

Previous Application	Hearing Date	Uses Proposed	BZA Action
S-55-73	4/25/1973	Addition to Existing Church	Approved
Special Permit S-203-75	11/6/1975	Church and related facilities	Approved
SP 79-A-124	7/17/1979	Addition to the existing church building and additional parking spaces	Approved
SPA 79-A-124	3/28/1989	Permit an addition to the existing building	Approved
Special Permit S-162-76	7/20/1976	Nursery School	Approved
SP 80-A-099	12/16/1980	To permit increase in enrollment	Approved
SPA 80-A-099-01 (also noted as SPA 80-A-099)	3/28/1989	Add child care center, increase enrollment, change hours of operation	Approved
SPA 79-A-124-02	10/6/2009	Permit telecommunication facility	Approved

As noted above, this site was previously governed by two special permits, SPA 79-A-124 and SPA 80-A-099-01. The development conditions governing those two special permits were identical so with the submission of SPA 79-A-124-02 both cases were combined and the case number of SPA 80-A-099-01 was abandoned.

Since the adoption of the Zoning Ordinance, previous applications for modifications to church facilities have been heard by the Board of Zoning Appeals. This information is included as Appendix 4.

DESCRIPTION OF THE REQUEST

The applicant requests a special permit to permit site modifications and modification of development conditions to collocate six new telecommunications antennas within an existing 100-foot high church steeple. The applicant also requests installation of a 192-square foot concrete pad for four equipment cabinets; with two equipment cabinets proposed to be installed now and two in the future. The equipment cabinets would be screened and enclosed by a board on board fence 8 feet in height. An emergency backup generator powered by natural gas is also proposed to be located on a 40 square foot concrete pad. These items are proposed to be located along the south side of the church building. A tray containing cables is proposed to be routed from the equipment cabinets along the roof to the steeple. The facility will operate automatically 24 hours per day, 365 days per year. A technician will perform routine monthly maintenance, or on an "as needed" basis for cases of emergency repair.

ZONING ORDINANCE PROVISIONS

R-1 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	36,000 square feet	3.05 acres
Lot Width	150 feet	324 feet
Building Height	60 feet (other)	35 feet, excluding steeple
Front Yard	40 feet minimum with a 50 degree angle of bulk plane	115 feet
Side Yard	20 feet with a 45 degree angle of bulk plane	29.4 feet (south) 101.5 feet (north)
Rear Yard	25 feet with a 45 degree angle of bulk plane	165 feet
Parking	120 spaces	157 spaces

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Pohick Planning District; Area III
Planning Sector: Main Branch Community Planning Sector (PO02)
Plan Map: Residential 1 d.u. per acre

ANALYSIS

Land Use Analysis

The applicant's proposal to collocate additional antennas within an existing church steeple housing a telecommunications facility would expand telecommunications uses while hidden from the surrounding neighborhood. In addition, the ground level compound expansion would also be screened from view by an 8 foot tall fence. The compound itself would be located adjacent to the church building.

The subject proposal meets the Comprehensive Plan Guidelines for telecommunications uses found under Objective 42 on pages 37-40 of the Public Facilities Section of the Policy Plan. The proposed facility expansion specifically addresses collocation of telecommunications facilities and satisfies the spirit and intent of Plan guidelines to minimize the proposed facility's visual impact on nearby stable residential neighborhoods.

The installation of additional telecommunications antennas on an existing facility is subject to the 2232 review process by the Fairfax County Planning Commission, as required by Section 15.2-2232 of the Code of Virginia, to determine if the proposed expansion and location, character and extent are in substantial accord with the Fairfax County Comprehensive Plan. The original telecommunications facility request by T-Mobile Northeast LLC was approved as a Feature Shown under FS-B08-130 by the Planning Commission on October 15, 2009. An additional Feature Shown application, FS-B13-94 has been filed and is under review, pending action by the BZA on SPA 79-A-124-03.

Urban Forestry Analysis (Appendix 5)

The Urban Forestry Management Division (UFMD) noted that the proposed facility is to be located close to two trees in fair to good condition. At UFMD's request, the applicant provided a revised plan identifying and labeling the trees and tree protection to be used during construction. UFMD also requested additional vegetative screening; however, due to the topography around the equipment cabinets, planting additional vegetation is not feasible. Since the applicant is providing an 8-foot fence as the Zoning Ordinance requires, staff believes screening of the equipment cabinets is adequate to shield the view of the compound from surrounding properties.

Transitional Screening and Barriers

STANDARD	REQUIRED	PROVIDED
Transitional Screening		
North	TS 1	25 feet of existing vegetation
East	TS 1	Waived by SPA 79-A-124-02
South	TS 1	Waived by SPA 79-A-124-02
West	TS 1	±85 feet of existing vegetation

STANDARD	REQUIRED	PROVIDED
Barrier		
North	Barrier D, E or F	6-foot high wood fence
East	Barrier D, E or F	Waived by SPA 79-A-124-02
South	Barrier D, E or F	Waived by SPA 79-A-124-02
West	Barrier D, E or F	Waived by SPA 79-A-124-02

No changes are proposed to existing transitional screening or barriers. As required by the Zoning Ordinance, an 8 foot high fence will be installed around the area containing the equipment cabinets. The fence itself would be located behind existing trees and mature landscaping to further buffer the expanded compound.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Standards for All Group 3 Uses (Sect. 8-303)
- Limitations on Mobile and Land Based Telecommunications Facilities (Sect. 2-514)

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

The Comprehensive Plan recommends low density residential uses in the vicinity of the proposed use. The proposed telecommunication facility would be located on a lot in excess of three acres with only the compound area visible to surrounding neighborhoods. Staff believes that the scale of the proposed use is in harmony with the uses contemplated in the adopted comprehensive plan. The proposed co-location of antennas within an existing steeple also meets the Comprehensive Plan Guidelines for telecommunications uses.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose and intent of the R-1 Zoning District is to promote low density residential uses and to allow other selected uses that are compatible with the character of the district. Staff believes that the proposed collocation of a telecommunication facility within an existing structure is a visually low impact proposal compatible with the character of the district and is therefore in harmony with the general purpose and intent of the applicable zoning district.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The proposed use will be located along the south side of the existing church building adjacent to parkland and a parking lot. The proposed equipment cabinets are small in size and will be screened by an 8 foot fence. Therefore, staff believes that General Standard 3 will be met.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

No increase in traffic is anticipated from the proposed use.

5. *In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.*

No trees are proposed to be removed as part of the proposed use. An 8-foot tall fence will be provided to screen the equipment cabinets behind existing mature landscaping, as required by the Zoning Ordinance. The application will also be in accordance with the provisions of Article 13 of the Zoning Ordinance.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The proposed use will occupy approximately 232 square feet located adjacent to the church building, which will not impact the existing open space on the property. Therefore General Standard 6 has been met.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

No drainage or parking are required for this proposed use. All required utilities will be provided as shown on the special permit plat.

8. *Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.*

No signs are proposed with this application.

Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. *Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.*

The only proposed structures are equipment cabinets and a fence, all of which comply with the bulk regulations for the R-1 District.

2. *All uses shall comply with the performance standards specified for the zoning district in which located.*

The use complies with the performance standards for a R-1 district, as demonstrated above.

3. *Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.*

With the approval and adoption of the proposed development conditions, the standards for all Group 3 uses have been met.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SPA 79-A-124-03 subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Similar Case History
5. Urban Forestry Analysis
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

September 24, 2014

SPA 79-A-124-03

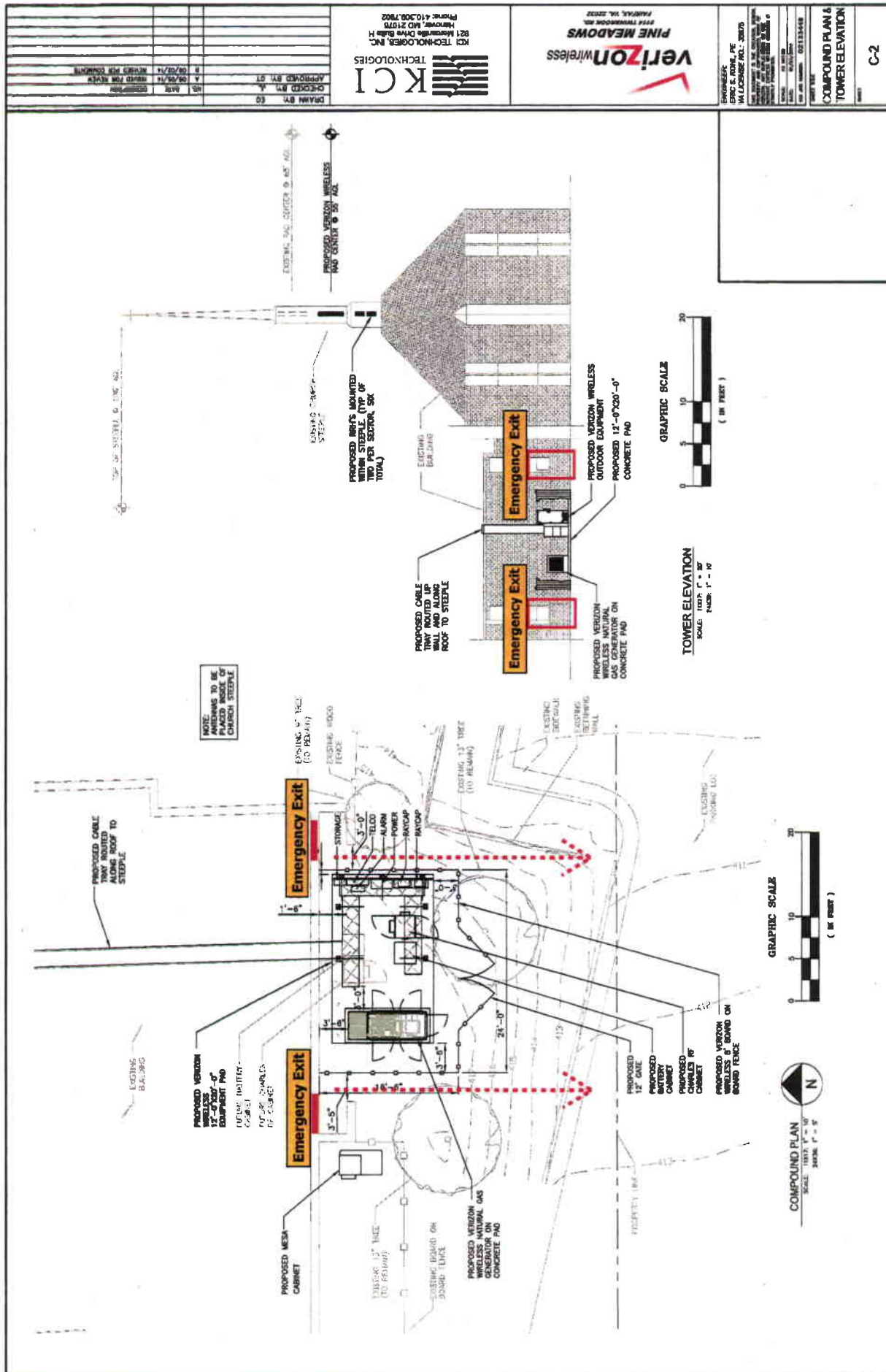
If it is the intent of the Board of Zoning Appeals to approve SPA 79-A-124-03 located at Tax Maps 69-3 ((1)) 17 to permit site modifications and modification of development conditions (telecommunications facility), pursuant to Section 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permits are marked with an asterisk (*). Edits have been underlined.

1. This approval is granted to the applicant only, The Trustees of the Lord of Life Lutheran Church (Corp.), Cellco Partnership d/b/a Verizon Wireless, and T-Mobile Northeast LLC, and is for the location indicated on the application, 5114 Twinbrook Road, and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled "Verizon Wireless, Pine Meadows, 5114 Twinbrook Rd. Fairfax, VA. 22032," prepared by Eric Scott Kohl, PE, dated June 27, 2014 and approved with this application, as qualified by these development conditions.
3. A copy of these special permit amendment conditions and the Non-Residential Use Permit (Non-RUP) **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum seating capacity for Lord of Life Lutheran Church shall be limited to a total of 404. The maximum daily enrollment for the nursery school and child care center shall be limited to 99. There shall be no more than 80 children on the site at any one time. The hours of operation for the nursery school and child care center shall be limited to 7:00 am to 6:30 pm Monday through Friday.*

6. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be a maximum of 157 spaces.*
7. Transitional screening 1 (25') shall be provided and maintained along the northern lot line. The existing vegetation may be used to satisfy this requirement if the vegetation is supplemented to be equivalent to Transitional Screening 1 to the satisfaction of the Fairfax County Urban Forest Mangement.*
8. The barrier requirement shall be waived, however, a fence may be installed along the property's northern boundary as indicated on the special permit amendment plat. In addition, the telecommunications compound shall be screened with an 8-foot tall board on board wood fence as shown on the special permit plat and in the detail provided in Attachment 1.
9. Interior parking lot landscaping shall be provided and maintained in accordance with provisions of Section 13-106 of the Zoning Ordinance.*
10. Any lighting of the parking areas shall be in accordance with the following:
 - a. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
 - b. The lights shall be a design that focuses the light directly onto the subject property.
 - c. Shields shall be installed, if necessary, to prevent the light and glare from projecting beyond the facility.*
11. The Park Authority property used in conjunction with these uses approved by this special permit will not, except for landscaping and temporary construction and grading easements, extend beyond those areas indicated on the Special Permit Plat.*
12. The playground area will be surrounded by a fence six (6) feet in height.*

This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. **The use shall not be established until a Non-Residential Use Permit (Non-RUP) has been approved.**

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Application No.(s): SPA 79-A-124-03
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

1242896

DATE: JUL 21 2014
 (enter date affidavit is notarized)

I, Benjamin Pelletier, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS**, and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cellco Partnership d/b/a Verizon Wireless	9000 Junction Dr, Annapolis Junction, MD 20701	Applicant/Lessee to Church
T-Mobile Northeast LLC	12050 Baltimore Ave, Beltsville, MD 20705	Co- Applicant/Lessee to Church
Lord of Life Lutheran Church (Corp.)	5114 Twinbrook Road, Fairfax, VA 22032	Co-Applicant/Title Owner/Lessor
Network Building & Consulting, LLC Agent - Benjamin Pelletier	6095 Marshalee Drive, Suite 300, Elkridge, MD 21075	Agent for Applicant/Lessee Cellco Partnership d/b/a Verizon Wireless

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SPA 79-A-124-03
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Lord of Life Lutheran Church

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

A not-for-profit corporation with no shareholders

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA - 79 - A - 124 - 03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 15

Special Permit/Variance Attachment to Par. 1(b)

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

· Bell Atlantic Mobile Systems, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

· MCI Communications Services Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

· MCI Communications Services Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

· MCI Broadband Solutions, Inc

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 79-A-124-03
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Special Permit/Variance Attachment to Par. 1(b)

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Broadband Solutions, Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Terremark Worldwide, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Terremark Worldwide, Inc.
2 South Biscayne Blvd, Ste 2800, Miama, FL 33131

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Network Services Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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Special Permit/Variance Attachment to Par. 1(b)

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Network Services Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Communications Corporation
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Global LLC

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s):

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DATE:

JUL 21 2014

(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Global LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Communications Inc.
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s):

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DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Wireless Incorporated
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

GTE Corporation
MFS Globenet Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Corporation
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc
Nynex LLC
Verizon Ventures LLC

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE: JUL 21 2014
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1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MFS Globenet Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International Services, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

NYNEX LLC
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE: JUL 21 2014
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1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Ventures LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Services, Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International, Inc.
Verizon Business Network Services Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE: JUL 21 2014

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1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JV PartnerCo, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE: JUL 21 2014
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1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Holdings Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Holdings Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 2 Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 2 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 1 Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 1 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s):

SPA-79-A-124 D3

(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE:

JUL 21 2014

(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

PCS Nucleus, L.P.

One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Holdings LLC

JV Partner Co, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Holdings LLC

One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 79- A - 124 03
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Special Permit/Variance Attachment to Par. 1(b)

DATE: JUL 21 2014
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1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Norhteast, LLC
12050 Baltimore Ave, Beltsville, MD 20705

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile USA, Inc
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile Northeast LLC
T-Mobile West LLC
T-Mobile South LLC
T-Mobile Central LLC

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s):

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DATE:

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile West LLC

13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile South LLC

13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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Special Permit/Variance Attachment to Par. 1(b)

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Central LLC
5235 N Hamilton Road, Columbus, OH 43230

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Network Building & Consulting Newco, LLC

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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DATE:

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(enter date affidavit is notarized)

124289 b

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting Newco, LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Thomas Kane	Bill Welber
Michael Leisher	Amy Mahoney
Greg Tully	Mikel Budde
Conlon McCarthy	Michael Dean
Steve Weber	Jan Shulse

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUL 21 2014
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1242896

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

- Cellco Partnership d/b/a Verizon Wireless
- One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

- | | |
|-----------------------------------|-----------------|
| Bell Atlantic Mobile Systems, LLC | General Partner |
| GTE Wireless Incorporated | General Partner |
| JV PartnerCo, LLC | General Partner |
| PCS Nucleus, L.P. | General Partner |

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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Special Permit/Variance Attachment to Par. 1(c)

DATE: JUL 21 2014
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1242896

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

· PCS Nucleus, L.P.
· One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

· Verizon Holdings LLC
· JV PartnerCo, LLC

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s):

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

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(enter date affidavit is notarized)

124 2896

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA - 79 - A - 124 - 03
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUL 21 2014
(enter date affidavit is notarized)

1242896

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Benjamin J. Pelletier, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21st day of July, 2014, in the State/Comm. of Maryland, County/City of Hannett.

My commission expires: 7/23/2017

[Signature]
Notary Public



June 24, 2014

Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Ste 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

JUN 27 2014

Zoning Evaluation Division

RE: Justification Statement
"Pine Meadows"
5114 Twinbrook Road
Fairfax, Virginia 22032

To Whom It May Concern:

Cellco Partnership (known hereafter as "Verizon Wireless") is an FCC licensed provider of wireless services that proposes to collocate new antennas on an existing structure. The collocation will also involve the installation of new equipment cabinets and a backup generator located at grade level. Due to existing conditions on the aforementioned property, Verizon Wireless is therefore required to apply for the following Special Permit Amendment.

Prior Approval:
SPA 79-A-124-2

Applicant:
Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Applicant's Agent:
Benjamin Pelletier
6095 Marshalee Drive, Suite 300
Elkridge, MD 21075
757-784-3671
bpelletier@nbcllc.com

Site Location:
Tax Map: 0693-01-0017
Address: 5114 Twinbrook Road
Zoning District: R-1
Use: Church/Synagogue
Supervisor District: Braddock

6095 Marshalee Drive, Suite 300
Elkridge, MD 21075

Type of Operations

The proposed location is currently being used a telecommunications facility. The same type of operations will continue with no interrupted service.

Hours of Operation

Verizon Wireless' proposed facility will operate automatically 24 hours a day, 365 days a year, identical to T-Mobile Northeast's existing telecommunications facility on the subject property.

Estimated number of patrons/clients/patients/pupils/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property.

Proposed number of employees/attendants/teachers/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property. It is anticipated that a technician will need to perform routine maintenance on the facility at a rate of once per month, or on an "as needed" basis for cases of emergency repair.

Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day

The proposed facility will have no impact, adverse or otherwise, on traffic in and around the subject property. As mentioned, the telecommunications facility shall be unmanned.

Vicinity or general area to be served by the use

Verizon Wireless is aiming to improve its wireless coverage for customers in the Fairfax area, specifically the communities located between Braddock Road and Guinea Road.

Description of building façade and architecture of proposed new building or additions

Verizon Wireless' antennas will be concealed inside the existing church steeple, screened from the view of all passersby. Additionally, all ground equipment shall be screened to 100% opacity by 8' high stockade fence. The fence will be designed to match the existing stockade fencing currently being utilized by the property owner.

A listing all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations

The backup generator proposed for the site will utilize an aboveground storage tank to hold Natural Gas. No hazardous materials will be stored or utilized, and no fuel to be held in Underground Storage Tanks (UST).

How the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions

Per Objective 42, Policies (a), (e), (h), (j), of the Fairfax County Comprehensive Plan, the proposed telecommunications facility is being designed as to utilize an existing and previously approved structure to collocate antennas. Furthermore, all antennas and equipment shall be screened as to blend in with the existing structures and nature of the property. The proposed facility is in further compliance with Objective 43 Policy (a), due to the use of camouflaging the facility as to resemble a man-made structure. Verizon Wireless finds their proposed telecommunications facility to be in substantial conformance.

Verizon Wireless is pleased to submit the following Special Permit Amendment application, in conformance with the Fairfax County Comprehensive Plan and Zoning Ordinance. If you have any questions, or need further information, please feel free to contact me at 757-784-3671 or bpelletier@nbcllc.com

Sincerely,



Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless

Similar Case History

SPA 81-A -002-04

STAFF REPORT

APPLICANT: TRUSTEES OF PILGRIM COMMUNITY CHURCH
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/02/2004
ZONING DISTRICT: R-1
DESCRIPTION: AMEND SP 81-A-002 PREVIOUSLY APPROVED FOR CHURCH TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS

Group: 81-A -002

LOCATION: 4925 TWINBROOK ROAD
TAX MAP #:
 0693 01 0029A 0693 01 0029

SPA 81-A -002-05

STAFF REPORT

APPLICANT: PILGRIM COMMUNITY CHURCH, INC.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/13/2011
ZONING DISTRICT: R-1
DESCRIPTION: AMEND EXISTING SP 81-A-002 PREVIOUSLY APPROVED FOR A CHURCH TO PERMIT SITE MODIFICATIONS
LOCATION: 4925 TWINBROOK ROAD
TAX MAP #:
 0693 01 0029A 0693 01 0029

SPA 81-A -002-06

STAFF REPORT

APPLICANT: PILGRIM COMMUNITY CHURCH, INC.
STATUS: BZA DECISION
STATUS/DECISION DTE: 05/14/2014
ZONING DISTRICT: R-1
DESCRIPTION: AMEND SP 81-A-002 PERVIOUSLY APPROVED FOR CHURCH TO PERMIT BUILDING ADDITION AND SITE MODIFICATIONS
LOCATION: 4925 TWINBROOK ROAD, BURKE, VA 22015
TAX MAP #:
 0693 01 0029A 0693 01 0029

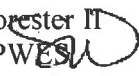


County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2014

TO: Erin M. Haley, Planner II
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Lord of Life Lutheran Church; SPA 79-A-124-03

Transitional screening 1 (25') shall be provided and maintained along the northern lot line. The existing vegetation may be used to satisfy this requirement if the vegetation is supplemented to be equivalent to Transitional Screening 1 to the satisfaction of Fairfax County Urban Forest Management.*

1. Comment: Two trees are directly adjacent to the proposed equipment and battery cabinets, concrete pad, generator and board on board fence, however they have not been clearly identified on the Special Permit Plat and it is unclear how they will be impacted by proposed changes to the site. These two trees, a 12 inch linden and a multi-stem holly appear to be in fair to good condition and should be considered a priority for preservation.

Recommendation: Clearly identify and label the two trees adjacent to the proposed cabinets, concrete pad and fence. A tree preservation plan should also be provided that clearly identifies how these trees will be protected during construction.

2. Comment: It is unclear how the proposed equipment cabinets will be screened.

Recommendation: In addition to any existing vegetation, a mix of large and medium deciduous and evergreen landscaping that are a minimum of 48 inches in height at planting and which reach a height of at least eight feet at maturity should be provided.

SW/

UFMDID #: 194040

cc: DPZ File

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

www.fairfaxcounty.gov/dpwes



8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

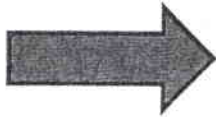
Zoning Ordinance Sect. 2-512
Limitations on Mobile and Land Based Telecommunication Facilities

GENERAL REGULATIONS

Mobile and land based telecommunication facilities shall be permitted on any lot in the following zoning districts when such use is in accordance with the following limitations and when such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition which limits the number, type and location of antenna and/or related equipment structure. Further provided, however, such use shall be in substantial conformance with any proffered condition, development condition, special permit or special exception condition. In addition, such uses shall be subject to the requirements of Sect. 15.2-2232 of the Code of Virginia.

1. Structure or rooftop mounted antennas, with related unmanned equipment cabinets and/or structures:

A. Shall be permitted:

- 
- (1) When located on a multiple family dwelling which is thirty-five (35) feet or greater in height.
 - (2) In all C Districts, I-1, I-2, I-3, I-4, I-5, and I-6 Districts, and in the commercial areas of PDH, PDC, PRC, PRM and PTC Districts.
 - (3) On an existing transmission tower or monopole in any zoning district.
 - (4) In any zoning district on buildings and structures owned or controlled by a public use or Fairfax County governmental unit.
 - (5) In any residential district on nonresidential buildings and structures which are a Group 3 special permit use, except home child care facilities and group housekeeping units, Group 4 special permit use or Category 1, 2, 3, or 4 special exception use, and which are thirty-five (35) feet or greater in height.
 - (6) In any zoning district when the antennas and related equipment are totally enclosed within an existing nonresidential building or structure.
 - (7) In any zoning district when the antennas are totally enclosed within a new or replacement flagpole, bell tower, clock tower, steeple or similar structure designed to disguise antennas which is no more than twenty (20) feet taller than the rooftop or original structure on which it is placed.

B. Antennas allowed under Par. 1A(2) above, which do not exceed the maximum building height limitations, and Par. 1A(6) above shall be permitted in accordance with the applicable zoning district regulations and shall not be subject to the provisions listed below. Antennas allowed under Par. 1A(2) above, which exceed the maximum building height limitations, and Paragraphs 1A(1), 1A(3) through 1A(5) and 1A(7) shall be permitted subject to the provisions listed below.

C. Except for omnidirectional or whip antennas completely enclosed within a structure, omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and the antennas and their supporting mounts

FAIRFAX COUNTY ZONING ORDINANCE

shall be of a material or color which closely matches and blends with the exterior of the building or structure.

- D. Except for directional or panel antennas completely enclosed within a structure, directional or panel antennas shall not exceed eight and one-half (8 ½) feet in height or two (2) feet in width and the antennas and their supporting mounts shall be of a material or color which closely matches and blends with the exterior of the building or structure.
- E. Except for dish antennas completely enclosed within a structure, dish antennas shall not exceed six (6) feet in diameter and when building or rooftop mounted shall be fully screened such that the dish antennas are enclosed on all sides by screening walls which are at least as tall as the dish antennas and the associated supporting mounts; provided, however, that dish antennas up to three (3) feet in diameter with supporting mounts that are of a material or color which closely matches and blends with the exterior of the building or structure shall not be required to be screened.
- F. Except for cylinder type antennas completely enclosed within a structure, cylinder type antennas shall not exceed six (6) feet in height or twelve (12) inches in diameter and shall be of a material or color which closely matches and blends with the exterior of the building or structure.
- G. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-103, no commercial advertising shall be allowed on any antenna, antenna support structure, or related equipment cabinet or structure.
- H. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration, or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
- I. The related unmanned equipment cabinet or structure for each provider shall not exceed 14 feet in height or a total of 500 square feet of gross floor area when located on the roof of a building, or shall not exceed 12 feet in height or a total of 750 square feet of gross floor area when located on the ground. For multiple family dwellings which are less than sixty-five (65) feet in height, or nonresidential buildings and structures which are less than sixty-five (65) feet in height and which are a Group 3 special permit use, except home child care facilities and group housekeeping units, Group 4 special permit use or Category 1, 2, 3, or 4 special exception use, the related unmanned equipment cabinet or structure, if over seventy (70) cubic feet in volume or four (4) feet in height, shall be located on the ground and shall not be located on the roof of the structure.

GENERAL REGULATIONS

- J. If the equipment cabinet or structure is located on the roof of a building, the area of the equipment cabinet or structure and other equipment and structures shall not occupy more than twenty-five (25) percent of the roof area in accordance with the provisions of Par. 1A of Sect. 506 above.
 - K. Equipment cabinets or structures located on the ground shall meet the minimum yard requirements of the zoning district in which located, except that equipment cabinets or structures associated with antennas mounted on existing monopoles and transmission towers located in a utility transmission easement or street right-of-way shall be located a minimum of twenty (20) feet from the utility transmission easement or street right-of-way line.
 - L. Equipment cabinets or structures located on the ground, and notwithstanding the fence/wall height limitations of Sect. 10-104, shall be screened by a solid fence, wall or berm eight (8) feet in height, an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or an eight (8) foot tall fence, wall, berm and/or landscaping combination, except that equipment cabinets or structures associated with antennas mounted on existing monopoles or towers located outside of a utility transmission easement shall be subject to the transitional screening provisions of Article 13 for a light public utility use. If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing screening, provided that such screening meets the requirements listed above.
 - M. Associated equipment that is located within an existing principal or accessory structure shall not be subject to the above provisions.
 - N. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
 - O. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
2. Antennas mounted on existing or replacement utility distribution and transmission poles (poles) and light/camera standards (standards), with related unmanned equipment cabinets and/or structures, shall be permitted in accordance with the following and may exceed the maximum building height limitations, subject to the following paragraphs:
- A. Omnidirectional/whip antennas not exceeding eight and one-half (8 ½) feet in height or three (3) inches in diameter and panel antennas not exceeding five (5) feet in height or one (1) foot in width shall be permitted on a pole or standard located in any street right-of-way or any utility easement subject to the following and Paragraphs 2D through 2I below: